

**PLANNING DEPARTMENT**

**TED JAMES, AICP, Director**

2700 "M" STREET, SUITE 100

BAKERSFIELD, CA 93301-2323

Phone: (661) 862-8600

FAX: (661) 862-8601 TTY Relay 1-800-735-2929

E-Mail: [planning@co.kern.ca.us](mailto:planning@co.kern.ca.us)

Web Address: [www.co.kern.ca.us/planning](http://www.co.kern.ca.us/planning)



**RESOURCE MANAGEMENT AGENCY**

**DAVID PRICE III, RMA DIRECTOR**

Community & Economic Development Department

Engineering & Survey Services Department

Environmental Health Services Department

Planning Department

Roads Department

June 4, 2008

Department of Housing and Community Development

P.O. Box 952050

Sacramento, CA 94252-205

**RE: Annual General Plan Report – 2007**

Dear HCD Staff Member:

In compliance with Section 65400 of the California Government Code, the Kern County General Plan and the Metropolitan Bakersfield General Plan Implementation Annual Report is enclosed with this letter. A separate copy of this transmitted to the Office of Planning and Research.

Should you have any questions, please feel free to call me directly at (661) 862-8607.

Sincerely,

A handwritten signature in black ink that reads "Chris B. Mynk".

Christopher B. Mynk

Planner II

HOUSING POLICY  
DEVELOPMENT, HCD

Encl

JUN 25 2008

cc: Office of Planning and Research

**KERN COUNTY GENERAL PLANS  
AND HOUSING ELEMENT  
ANNUAL PROGRESS REPORT  
(April 1, 2007 TO December 31, 2007)**



Kern County Planning Department  
2700 'M' Street, Suite 100  
Bakersfield, CA 93301  
(661) 862-8600

Ted James, AICP, Planning Director

April 2008

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## **1.0 Introduction**

In compliance with Section 65400 of the California Government Code, this report has been prepared to summarize the status of the General Plans for Kern County's unincorporated areas and the steps that have been taken to amend and implement General Plan policies. Two General Plans govern Kern County, the Kern County General Plan and the Metropolitan Bakersfield General Plan which is shared with the City of Bakersfield. Both General Plans include numerous sub-area Specific Plans. This report includes a summary of the status of the two General Plans and the progress toward their implementation.

### **1.1 Objectives of the Kern County General Plan**

- Encourage economic development that creates jobs and capital investments in urban and rural areas that benefits residents, businesses, and industries, as well as ensuring future governmental fiscal stability while encouraging new development to utilize existing infrastructure and services wherever feasible in the County's urban areas.
- Adopt policies and goals that reflect the County's on-going commitment to consult and cooperate with federal, State, regional, and local agencies to plan for the long-term future of Kern County.
- Ensure the protection of environmental resources and the development of adequate infrastructure with specific emphasis on conserving agricultural areas, discouraging unplanned urban growth, ensuring water supplies and acceptable quality for future growth, and addressing air quality issues.
- Revise the County's General Plan to reflect ongoing activities, changes in laws and regulations, and demographic characteristics of the community to ensure that the interests of the County in the health, safety, and welfare of residents and visitors are reflected in current policies and goals.
- Maintain compliance with the provisions of State Planning and Zoning Laws as they relate to General Plan requirements.

## **1.2 Objectives of the Metropolitan Bakersfield General Plan**

- Incorporate the vision of the Greater Bakersfield Vision 2020 along with its goals and strategies.
- Enhance intergovernmental coordination.
- Provide coordinated and consistent services to all residents, businesses, and visitors in the planning area.
- Incorporate the Kern River Plan Element by reference.
- Coordinate circulation activities between the City of Bakersfield and Kern County.
- Provide joint jurisdictional review and referral for development within the Kern River Plan Element planning areas.
- Conduct joint Bakersfield City Council and Kern County Board of Supervisors meetings to review and act on issues of mutual interest and concern.
- Assist the Local Formation Commission (LAFCO) to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local government agencies so as to advantageously provide for the present and future needs of the county and its communities.

HEARINGS

RESOURCE MANAGEMENT AGENCY

Planning Department

- CA-4) Request from Koko and Lilian Carboyan by French and Associates to change the permitted uses from neighborhood commercial to general commercial on approximately 1/4 acre located at 3237 Mount Pinos Way, northeast corner of the Mount Pinos Way and San Carlos Trail intersection, Frazier Park (SD 4)

Specific Request:

A change in zone classification from C-1 to C-2 PD or a more restrictive district (ZCC #17, Map #237-31)

(General Rule, Section 15061(b)(3); Published Mountain Enterprise) - OPENED HEARING; NO ONE HEARD; CLOSED HEARING; PER PLANNING COMMISSION RECOMMENDATION, ADOPTED RESOLUTION 2008-145 AND ENACTED ORDINANCE G-7704 APPROVING ZONE CHANGE AS REQUESTED, WITH THE ADDITION OF THE GH (GEOLOGIC HAZARD) COMBINING DISTRICT

**McQuiston-Watson: All Ayes**

DEPARTMENTAL REQUESTS

RESOURCE MANAGEMENT AGENCY

Planning Department

Streets and Highways

S.D. #2

- CA-5) Request from Harold Look for Summary Vacation of Indian Oak Court, south of Indian Oak Loop, east of Indian Oak Road, Walker Basin area, Zone Map 107 (Fiscal Impact: None) - ADOPTED RESOLUTION 2008-146 APPROVING SUMMARY VACATION, EXCEPTING AND RESERVING AN EASEMENT FOR EXISTING PUBLIC UTILITIES

**McQuiston-Watson: All Ayes**

Miscellaneous

All S.D.'s

- CA-6) Proposed sponsorship of California County Planning Commissioner's Association State Conference to be held in Bakersfield on October 24 and 25, 2008, in an amount not to exceed \$6,000 (Fiscal Impact: \$3,000 Special Services Budget; Budgeted; \$3,000 Department Budget Savings Incentive Credits; Not Budgeted; Discretionary) - APPROVED; AUTHORIZED AUDITOR-CONTROLLER-COUNTY CLERK TO PAY

**McQuiston-Watson: All Ayes**

- CA-7) General Plan and Housing Element Annual Report (Fiscal Impact: None) - RECEIVED AND FILED REPORT

**McQuiston-Watson: All Ayes**

#### 4.0 Summary of General Plan Amendments

The *General Plan Annual Progress Report* review period runs from April 1, 2007, through December 31, 2007. In June 2004, the Board of Supervisors approved a comprehensive update to the Countywide General Plan. The Metropolitan Bakersfield General Plan, a joint plan with the City of Bakersfield, was last updated in 2002 and is currently undergoing a comprehensive update. That update is expected to be completed in 2009. Each of the mandatory elements, except Housing, of the General Plans was prepared and/or updated in full compliance with the General Plan Guidelines established by the State Office of Planning and Research and the California Department of Housing and Community Development. In 2007, Kern County began a 5-year update to the Housing Element. That update is expected to be completed in June of 2008.

Kern County allows the general plans to be amended quarterly (four times per year) as provided by State law. The quarterly Windows are currently set for a Board of Supervisor hearing in March, June, September and December for 2007.

Table 4.1 indicates the year each of the State mandatory General Plan Elements were last evaluated as a whole and adopted by the Kern County Board of Supervisors. No substantial changes were made to any of the General Plan Elements during the 2007 Annual Progress Report year.

<b>Table 4.1</b>		
<b>Adoption of Mandatory Plan Elements</b>		
<b>Kern County General Plan &amp; Metropolitan Bakersfield General Plan</b>		
<i>General Plan Element</i>	Kern County General Plan	Metro Bakersfield General Plan
Land Use	2004	2002
Conservation	2004	2002
Open Space	2004	2002
Circulation	2004	2002
Noise	2004	2002
Safety & Seismic Safety	2004	2002
Housing*	2002	2002
*Note - The Housing Element is utilized for both the Kern County and Metropolitan Bakersfield General Plans and is updated every (5) five years.		



**Table 4.2** identifies which General Plan Elements and planning documents were amended by the Board of Supervisors actions during the 2007 Annual Cycle.

**Table 4.2  
Elements Amended**

General/Specific Plan	Land Use, Open Space & Conservation	Circulation	Text Only (Land Use, Open Space & Conservation)
Metropolitan Bakersfield General Plan	5	2	1
Western Rosedale Specific Plan	2	0	1
Kern County General Plan	2	0	0
Breckenridge Hills Specific Plan	0	0	1
Casa Loma Specific Plan	0	0	1
Inyo Kern Specific Plan	1	0	0
Willow Springs Specific Plan	0	0	0
Rosamond Specific Plan	2	0	0
<b>Total</b>	<b>12</b>	<b>2</b>	<b>4</b>

## 5.0 Housing Element

The 2002 Housing Element provides programs which are intended to facilitate development of low income housing through funding opportunities and the review and revision of governmental constraints such as fees, codes, improvements and permit procedures. Kern County, at this time, does not include inclusionary zoning as part of the strategy of the Housing Element. An analysis of the relationship of the Zoning and Land Division Ordinances to the Housing Element has found them in compliance. The State Department of Housing and Community Development (HCD) reviewed the Housing Element to determine if the Element's goals, objectives, and policies have contributed to the attainment of the State housing goal. The HCD has determined that the County Housing Element met all regulatory requirements per the government code.

Table 33 of the 2002 Kern County Housing Element (shown below) identifies proposed five-year housing accomplishments.

Activity	Very Low Income	Low Income	Moderate Income and Above	Total
New Construction	2,595	1,916	6,768	11,279
Rehabilitation	25	25	50	100
Preservation of At-Risk Units	141	141		282

## 5.1 Building Activity

Table 5.1 totals the number of building permits issued for residential construction during the period covered by this report. Neither the valuation of each unit nor the income level of the purchaser is readily available from the Building Inspection Division.

**Table 5.1**  
**Building Activity**

<b>Building Activity(April 1, 2007 – Dec. 31, 2007)</b>	<b>Number of Units</b>
Single Family Houses Detached	903
Duplexes	35
Tri and Four-plexes	16
5 or more units (apartments)	0

## 5.2 Low Income Housing

In August, 2007, the County approved an application for the Lynx Reality and Management Project on Di Giorgio Road in the Lamont area using the California State Density Bonus Regulations. The project includes up to 320 multi-family units for families and seniors at income levels up to 60 % Area Median Income (AMI). The project will be built in phases. At project completion, benefits to residents will include: four 1500 sq ft community rooms with computer labs, community kitchens, meeting areas, and outdoor child play areas.

## 5.3 Rehabilitated Units

The rehabilitation of existing units is a part of the County's goal of assuring adequate and affordable housing. The 2002-2007 Housing Element estimated 100 housing units would be rehabilitated with public assistance during the 2002-2007 period. From January 2007 to December 2007, 17 single-family residences were rehabilitated with funds issued by the County of Kern Community and Economic Development Department's Housing Rehabilitation Program. Households earning less than 80 percent of the County Median Family Income (MFI) occupied all of these units. From January 2001 to December 2007, 89 homes were rehabilitated under the County of Kern Community and Economic Development Department's Housing Rehabilitation Program.

## 5.4 Programs

The Kern County Community and Economic Development Department Development Block (CEDD) fulfilled some of the low-income housing funding opportunities mentioned in the Housing Element, by virtue of its function. The CEDD receives federal funds from Community Development Block Grants (CDBG) and HOME Investment Partnerships (HOME) projects used for financial assistance in creating and sustaining affordable housing. The CDBG is used to develop suitable living environments principally for persons of low or moderate income. The new CDBG funding amount for FY 2007-2008 is to be \$5,181,217. Approximately 90% of the CDBG funds were intended for projects that primarily benefit persons with low or moderate incomes. The HOME project grant funds are used to increase the number of low-income families served with decent, safe, sanitary, and affordable housing through acquisition, new construction, and rehabilitation. The HOME Grant funding, including the American Dream, Down Payment Initiative, is estimated for FY 2007-08 in the amount of \$2,093,939.

## **6.0 OPR Guidelines**

The Kern County General Plan and the Metropolitan Bakersfield General Plan adheres to the Governor's Office of Planning and Research General Plan Guidelines. Both documents contain all 7 mandatory elements and include some additional elements dealing with issues of local importance. The County General Plan includes an Energy Element that focuses on the petroleum industry and its challenges as well as opportunities for alternative energy production in the County. The Metropolitan Bakersfield General Plan includes the Kern River Plan Element for the protection of the Kern River Corridor through the Metropolitan area.

The County maintains and periodically updates their general plans. The County General Plan was updated in 2004 with lots of participation from the public throughout the County. The Metropolitan Bakersfield General Plan (MBGP) was updated in 2002 utilizing concepts in the Greater Bakersfield 2020 Visioning program. However, due to population growth and changing issues, both the City and the County are jointly updating the MBGP with participation from the public.

Kern Council of Governments (KernCOG) is also currently developing the Blueprint Visioning program throughout the County. The Kern Regional Blueprint Program, led by KernCOG, is part of a larger 8-county San Joaquin Valley wide process. At both the County and Valley levels, the Blueprint process will result in a preferred regional transportation, land use, and environmental vision responding to the many challenges associated with anticipated population growth over the next 40 years.

### **6.1 Environmental Justice**

Environmental justice is defined in State planning law as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies (§65040.12(e)). The Kern County General Plan 2004 update incorporated policies for environmental justice in the Land Use, Open Space and Conservation Element. These policies are used when processing and evaluating General Plan Amendment requests.

Policy 6, page 62 of the Kern County General Plan states that the County shall ensure the fair treatment of people of all races, cultures, incomes and age groups with respect to the development, adoption, implementation and enforcement of land use and environmental programs.

Policy 7, page 62 of the KCGP states that in administering land use and environmental programs, the County shall not deny any individual or group the enjoyment of the use of land due to race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation or age.

Policy 8, page 62 of the KCGP states that the County shall ensure that new industrial uses and activities are sited to avoid or minimize significant hazards to human health and safety in a manner that avoids over concentrating such uses in proximity to schools and residents.

## **6.2 Military Lands and Collaborative Planning**

The Kern County General Plan provides guidance in policies and implementation as it relates to land use planning and the military.

Policy 1, page 8 of the Plan states that coordination and cooperation will be promoted among the County, the incorporated cities, military bases, and the various special districts where their planning decisions and actions affect more than a single jurisdiction.

Policy 4, page 8 states that the County will solicit comments and coordinate with local governments, the military, and other federal or State jurisdictions on projects which are proposed within a peripheral area established mutual agreement between the County and the jurisdiction.

Implementation Measure D, page 8 states that the County shall establish a "Review Area" around each State, military, or other federal jurisdiction. Review development proposals or proposed General Plan Amendments and revisions within the established area with the appropriate agency.

The General Plan intends to ultimately incorporate a Military Readiness Element when the Office of Planning and Research (OPR) prepared guidelines for the formulation and implementation of military readiness elements is completed. As explained later in this report, the County is one of the jurisdictions participating in a Joint Land Use Study with OPR and the military.

## **6.3 Native American Tribes**

The Kern County General Plan addresses the issue of consultation with Native American tribes. This is in addition to the Planning Department's implementation of SB 18 and consultation with the Tribes during processing of general plan amendments and adoption of new planning programs.

Implementation Measure N, page 67 states that the County shall develop a list of Native American organizations and individuals who desire to be notified or proposed discretionary projects. Besides the consultation request through the implementation of SB 18, the Planning Department continues throughout the processing of a general plan amendment to include Native American Tribes in the CEQA process as well as notification of all hearings.

Implementation Measure O, page 67 states that on a project specific basis, the Planning Department shall evaluate the necessity for the involvement of a qualified Native American monitor for grading or other construction activities on discretionary projects that are subject to a CEQA document.

Implementation of these measures, in addition to the consultation provisions through requirements of SB-18, allows the County to communicate and consult with local Native American tribes. Since adoption of SB 18, all general plan amendments processed through Kern County have provided for notification and consultation with affected Native American Tribes as determined by the Native American Heritage Council in Sacramento.

## **7.0 General Plan Updates**

- County General Plan - June 2004.
- Metropolitan Bakersfield General Plan - December 2002. Currently in process of a new update.

## **8.0 Emergency Ordinances**

None adopted for this time period.

## **9.0 Goals, Policies, Objectives, Standards or other plan proposals that need to be added or were deleted, amended, or otherwise adjusted**

During the time covered by this report, the County has been continually evaluating and updating policies and implementation of the General Plans. The following amendments were approved based on goals and policies of both general plans.

### **9.1 Metropolitan Bakersfield General Plan**

#### **9.1.1 Public Services and Facilities Element - Sewer Service**

In order to facilitate the logical extension of infrastructure, policies within the referenced plan require that all new commercial and industrial uses and residential at a density greater than one dwelling unit per six acres be served by a public sewer system. In December of 2007, the Board of Supervisors approved text changes to the Sewer Service policies to require a recommendation from the Engineering and Survey services Department, rather than a grant of exception.

### **9.2 Western Rosedale Specific Plan**

#### **9.2.1 Chapter I. Land Use Element**

In order to facilitate the logical extension of infrastructure, policies within the referenced plan require that all new commercial and industrial uses and residential at a density greater than one dwelling unit per six acres be served by a public sewer system. In December of 2007, the Board of Supervisors approved text changes to the Sewer Service policies to require a recommendation from the Engineering and Survey services Department, rather than a grant of exception.

### **9.3 Breckenridge Specific Plan**

#### **9.3.1 Land Use Element**

In order to facilitate the logical extension of infrastructure, policies within the referenced plan require that all new commercial and industrial uses and residential at a density greater than one dwelling unit per six acres be served by a public sewer system. In December of 2007, the Board of Supervisors approved text changes to the Sewer Service policies to require a recommendation from the Engineering and Survey services Department, rather than a grant of exception.

## **9.4 Casa Loma Specific Plan**

### **9.4.1 Land Use Element**

In order to facilitate the logical extension of infrastructure, policies within the referenced plan require that all new commercial and industrial uses and residential at a density greater than one dwelling unit per six acres be served by a public sewer system. In December of 2007, the Board of Supervisors approved text changes to the Sewer Service policies to require a recommendation from the Engineering and Survey services Department, rather than a grant of exception.

## **10.0 General Plan Amendments**

### **10.1 Planning Activities Initiated**

The Kern County Planning Department has initiated, or is in the process of initiating, a number of projects related to the implementation of the General Plans.

### **Metropolitan Bakersfield General Plan - Update**

The City of Bakersfield and Kern County share the General Plan for the metropolitan Bakersfield area. State law requires local governments to work together and with other agencies in preparing and implementing their general plans. (Government Code Sections 65304 and 65400 (a)). In the case of the Metropolitan Bakersfield General Plan, where both the City and the County are responsible for coordinated planning, cooperation is paramount. The County last adopted this general plan in December 2002. However, due to population growth and all the issues which come with rapid growth, both jurisdictions have started a comprehensive review and update of this 2002 General Plan.

### **Specific Plans**

A specific plan is a tool for the systematic implementation of the general plan, in accordance with Government Code Sections 65450-65547 which includes the requirement for the seven mandated elements.

- Land Use Element
- Open Space Element
- Conservation Element
- Circulation Element
- Noise Element
- Safety Element
- Housing Element

A specific plan effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. Initiation of a specific plan process may be motivated by any number of factors including development issues or the efforts of private

property owners. The Planning Department is processing a number of staff initiated specific plans.

- Kern River Valley Specific Plan  
Staff initiated community plan for the Sierra Nevada mountain area around Lake Isabella.
- Greater Tehachapi Specific Plan  
Staff initiated community plan for the Tehachapi Mountain area surrounding the City of Tehachapi.
- Indian Wells Valley Specific Plan  
Staff initiated community plan for the area around China Lake Naval Weapons Center and the City of Ridgecrest.

### **Master Plans**

The Planning Department is processing the following staff initiated master plans:

- Wasco Airport Master Plan  
Staff initiated master plan for the future development and expansion of the Wasco Airport. The master plan provides for anticipated facility and land acquisition needs at Wasco Airport over a twenty-year planning period to meet the growing demands of agricultural, flight training, business, and personal aviation needs in the greater Wasco area. The master plan encompasses approximately 161 acres.
- Meadow Field Master Plan  
Staff initiated master plan for the future development and expansion of the Meadows Field Airport. The purpose of the master plan is to allow the facility to meet the growing demands of commercial, air cargo, and general aviation users. The master plan is intended to provide for the timely development of new or expanded facilities that may be required to meet those demands while providing systematic guidelines for the airport's maintenance, development, and operation over a twenty-year planning period. The master plan encompasses approximately 1,400 acres.
- Lost Hills airport Master Plan  
Staff initiated Master Plan for the future development and expansion of the Lost Hills Airport. The Master Plan provides for anticipated facility and land acquisition needs at Lost Hills Airport over a twenty-year planning period and encompasses approximately 387 acres.

### **Housing Element**

The Planning Department has begun the 2008 Update to the Kern County Housing Element (Government Code §65588(e)(3)). This update is expected to be prepared as required by Article 10.6, §65580 et seq., of the Government Code and submitted to the State Housing and Community Development (HCD) for approval. The Update is due to HCD by June 30, 2008.

## **Alternative Energy**

In 2007, the Planning Department has processed or is processing, projects for alternative energy sources. Most of these applications do not require a general plan amendment but are included in this yearly report to discuss implementation of the goals and policies of the County General Plan. These applications support the goal of the Land Use Element of the County General Plan, Resource: *Encourage alternative sources of energy, such as solar and wind energy, while protecting the environment.* The Kern County General Plan also includes an Energy Element, which promotes and facilitates energy development. Projects completed or in process, which promotes alternative energy in Kern County, are listed below.

- **Optisolar Project**  
The Optisolar Project is a temporary research and design facility. The purpose of the facility is to understand and calibrate the construction timing and technique process for constructing a future solar farm to be located on federally administered land. The project is located in Eastern Kern County and was approved in September of 2007.
- **Kimberlina Power Plant Expansion Project**  
The Kimberlina Power Plant Expansion Project has an electric generating capacity of 5-MW and is owned by Clean Energy Systems, Inc.. The purpose of the facility is to demonstrate a new state-of-the-art method of solar power generation technology that is to be employed in a future 177-MW solar power plant in southern California. The project is located in Northern Kern County and was approved in December of 2007.
- **PdV Wind Energy Project**  
The PdV Wind Energy Project has an electric generating capacity of 300-MW and is owned by Power Partners Southwest, LLC. Kern County is the Lead Agency in charge of local land use entitlement for the Wind Energy (WE) zoning. The project is located in Eastern Kern County and has an expected completion date of July 2008.

## **Kern County Dairy Program Environmental Impact Report (EIR)**

The Kern County General Plan contains policies regarding confined animal facilities, including dairies and feedlots that shall consider proximity to incorporated areas of urban development and sensitive receptors such as schools and hospitals. Environmental documentation shall analyze distances to these areas, as well as potential impacts and mitigation. Due to the volume of applications for conditional use permits to allow dairy facilities received by the Planning Department, the County is preparing a comprehensive environmental evaluation of 18 dairy animal facility proposals within the southern San Joaquin Valley portion of Kern County for future location of these types of facilities. Ongoing in 2008.

## **Joint Land Use Study (JLUS)**

Kern County is one of the member agencies working with the State Office of Planning and Research on the R-2508 Joint Land Use Study. The objective of the JLUS is for joint collaboration among participating local governments, the Department of Defense and other stakeholders, which will prevent or mitigate conflicting land uses and/or military operations and community economic development, safety and health. Two military bases, Edwards Air Force and Naval Air Weapons station China Lake have land within Kern County. Ongoing in 2008.



## 10.2 Implementation of the General Plans

The following table identifies 4 of the 14 general plan amendments that were approved or denied during the 2007 amendment cycle in response to the policies and implementation measures of the County General Plan and the Metropolitan Bakersfield General Plan. The project referenced includes the policy/implementation measure of the General Plan or Specific Plan that was used to approve or deny the project.

**Table 10-1**  
**General Plan Amendments and Implementation of**  
**General Plan Goals and Policies**

Project	General Plan/Element	Status	Implementation of General Plan
Tejon Ranch Corp. from Map Code(s) 7.1 and 8.4 to Map Code(s) 4.1; (Light Industrial and Mineral and Petroleum) to Specific Plan adopted) adopt Specific Plan (GPA #4, Map # 202; GPA #6, Map #219)	County General Plan: LU/OS & C Element: <i>Special Treatment Areas, Commercial</i>	Approved	<i>Economic Development in the County.</i> <b>Policies and Implementation:</b> Economic Development in the County shall recognize the importance of major transportation corridors as important economic tools for commercial and industrial development and promotion.
Kern County Planning Text changes, General Plan/Specific Plans (GPA #131, Map #500)	Metropolitan Bakersfield General Plan: various Specific Plans: LU/OS & C and Public Facilities Elements; <i>Conservation and Sewer Service</i>	Approved	<i>New policies in the general plan to protect water quality and require new amendments to hook up to sewer.</i> <b>Policies and Implementation:</b> Protect planning area groundwater resources from further quality degradation. Effect the consolidated collection, treatment and disposal of wastewater from all urban development in the metropolitan area. Require all new urban development to be serviced by centralized wastewater collection treatment and disposal facilities.
PAM Development by Cornerstone Engineering, Inc. 3.1 (Recreation) & 3.3 (Other Facilities) to 5.5 (Res. - Max 1 unit/Net Acre) (SPA #1, Map 47)	Inyokern Specific Plan: LU/OS & C, and Housing Elements	Approved	<i>Provide adequate housing sites through appropriate land use.</i> <b>Policies and Implementation:</b> Allow for the development of a variety of residential types and densities. Provide adequate housing sites for special needs groups including farmworkers, large families, homeless persons and elderly households through appropriate zoning designations and regulations.

Bryant and Smith by Smith Tech/USA, Inc. SR (Suburban Res.) to LMR (Low Medium Density Res.) (GPA #13, Map 102-19)	Metropolitan Bakersfield Metropolitan Bakersfield General Plan: LU/OS & C, and Housing Elements	Approved	<i>Provide adequate housing sites through appropriate land use.</i> <b>Policies and Implementation:</b> Allow for the development of a variety of residential types and densities. Provide adequate housing sites for special needs groups including farmworkers, large families, homeless persons and elderly households through appropriate zoning designations and regulations.
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### 10.3 Agency- and Applicant-driven General Plan Amendments

Table 10-2 presents the entire list of 14 amendments that were requested during the period covered by this report, as well as the outcome of the hearing.

**Table 10-2**  
**Applicant-Initiated General Plan Amendments**  
**April 1, 2007 to December 31, 2007**

Applicant	Type	Hearing Date	Acres	Units	Action
Karl's Hardware by Hal Mc Dermott	SPA #6, Map 230-20; 5.3 (Res. - Max 10 units/ac) to 6.2 (General Commercial)	04/17/2007	4.87	-50	Approved
Redfeairn by Bruce Anderson	GPA #6, Map 104; R-EA (Extensive Agriculture) to R-MP (Mineral Petroleum)	05/22/2007	232	2	Approved
PAM Development by Cornerstone Engineering, Inc.	SPA #1, Map 47; 3.1 (Recreation) & 3.3 (Other Facilities) to 5.5 (Res. - Max 1 unit/Net Acre)	09/11/2007	11	57	Approved
KCWMD	GPA #6, Map 167; 8.2/2.4, 3.4/2.2, and 3.4 to 3.4.1/2.4, 3.4.1/2.2, 3.4.1/2.4, and 3.7	07/10/2007	196		Approved
Lincoln Properties by Max Bacerra	GPA #2, Map 103-25; SR (suburban Res.) to LMR (Low Medium Density Res.); deletion of Brentwood/Mills alignment	06/12/2007	9.46	-	Disapproved
Kern County Roads Department	GPA #17, Map 102; Adoption of Wings Way/Hanger Drive alignments	06/12/2007			Approved
Payless Mini-Storage by Porter-Robertson Engineering	GPA #14, Map 102-19; LMR (Low Medium Density Res.) to GC (General Commercial)	09/11/2007	2.7	-27	Approved
Motel Ioshpe	GPA #63, Map 230; 5.4/2.5 to 6.2/2.5	09/11/2007	0.1		Approved

Bryant and Smith by Smith Tech/USA, Inc.	GPA #13, Map 102-19; SR (Suburban Res.) to LMR (Low Medium Density Res.)	09/11/2007	14.34	54	Approved
Inergy Services Company	GPA #6, Map 121; Eliminate Section Line Reservation for east side of Section 32	09/11/2007			Approved
Gary Lasater	SPA #11, Map 101-23; ER (Estate Res.) to LI (Light Industrial)	10/09/2007	2.05	-2	Approved
Hearthstone Adult Services	GPA #5, Map 103-21; HMR (High Medium Density Res.) to GC (General Commercial)	09/11/2007	1.2		Approved
Luper/Wilsted by B & L Anderson Consulting	GPA #13, Map 165; 5.8 (Res. 20 ac/unit) to 5.7 (Res. 5 ac/unit)	12/11/2007	32	6	Approved
Kern County Planning Department	GPA #142, Map 500; Amend Text of MBGP, Breckenridge Hills SP, Casa Loma SP and WRSP.	12/09/2007			Approved

## 10.4 Major Development Applications

The following project was being processed during the period covered by this report, but no decision has been rendered by the Board of Supervisors. Located at the southern end of Kern County along Interstate 5, this project proposes approximately 23,000 acres of nature reserve and approximately 5,000 acres of residential, commercial, and recreational uses. The proposed uses include up to 3,450 residences (both single family and multi-family units) and up to 160,000 square feet of commercial development. The recreational development consists of a resort with up to 750 lodging units.

Applicant	Case Reference	Acres	Action
Tejon Ranchcorp	GPA#1, Map 218; ZCC #1, Map 218 GPA #1, Map 218R; ZCC #1, Map 218R GPA #7, Map 219; ZCC #12, Map 219 GPA #1, Map 235; ZCC #2, Map 235 GPA #1, Map 236; ZCC #2, Map 236 GPA #10, Map 237; ZCC #43, Map 237 GPA #2, Map 237-26; ZCC #7, Map 237-26 GPA #6, Map 237-34; ZCC #22, Map 237-34 GPA #9, Map 254; ZCC #7, Map 254	28,253	On Going

## 11.0 Agricultural Land Conversion

Agriculture continues to be Kern County's most economically productive industry that contributes to the nation and world's needs. Similar to the statewide trend, the County's agriculture areas are facing increasing pressure to convert productive farmland to housing, industrial, and commercial development. The Land Use, Open Space, and Conservation Elements incorporate policies and programs that recognize the importance of agriculture and the necessity to manage this resource for future use.

The Kern County General Plan designates areas of irrigated cropland as 8.1 (Intensive Agriculture). The Metropolitan Bakersfield General Plan designates areas of irrigated cropland as R-IA (Resource-Intensive Agriculture). The General Plans also recognize that tax and economic incentives, available markets, and water are important factors to ensuring the long-term retention of agricultural use. The continued existence of large, contiguous areas of agricultural zoning, Williamson Act and Farmland Security Zone Programs, and the County's adopted Right-to-Farm/Right-to-Business Resolutions acknowledge agriculture's importance to the County.

There are 2,439,996 acres of prime, nonprime agricultural land, and grazing land in Kern County. Approximately one third of this land is designated Intensive Agricultural (902,433 acres is designated Map Code 8.1 and 73,067 acres is designated Map Code R-IA). In the April 2007 through December 2007 general plan amendment cycle, a total of 0-acres of Intensive Agricultural designated land were redesignated for non-agricultural use. No grazing lands were converted during the 2007 cycle.